MOUNTAIN TITLE COMPANY

9368001-18-95A09:20 RCVD MOUNTAIN TITLE COMPANY WARRANTY DEED KNOW ALL MEN BY THESE PRESENTS. That JAMES J HOWTI and DEBRA A. MOSTI, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_ DELAP and LINDA I. DELAP, husband and wife the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns. the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and State of Oregon, described as follows, to-wit: KLAMATH Lot 10 in Block 42 of BUENA VISTA ADDITION, according to the official plat therof on file in the office of the County Clerk of Klamath County, MOUNTAIN TITLE COMPANY "This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930." To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims grantor will warrant and jorever defend the said premises who credit put the above described encumbrances, and demands of all persons whomsoever, except those claiming under the above described encumbrances, and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars is \$ 72,000.00

PORTUGUES OF THE STATE OF THE STAT In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 13th day of January, 19 95 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors. STATE OF OREGON, County of Klama January 13 Personally appeared the above named \_ JAMES J. MONTI DEBRA A. MONTI and acknowledged the foregoing instrument voluntary act and deed. Before me: STATE OF OREGON, County of \_ The foregoing instrument was acknowledged before me this Notary Public for Oregon My commission expires: 11/16/95 ± . 19 .. president, and by OFFICIAL SEAL
KRISTI L. REDD
NOTARY PUBLIC - OREGON
COMMISSION NO. 610431
MY COMMISSION EXPIRES NOV. 16, 1255 \_ secretary of . corporation, on behalf of the corporation. Notary Public for Oregon \_ My commission expires: JAMES J. MONTI and DEBRA A. MONTI STATE OF OREGON, Klamath County of \_\_\_ LELAND F. DELAP and LINDA I. DELAP I certify that the within instrument was received for record on the 18th day of Jan. 19:20 o'clock A.M., and recorded Front St. Amath Fous, OR 97601 in book M95 on page 1117 or as TELAND F. DELAP and LINDA I. DELAP file/reel\_number\_\_\_ Record of Deeds of said county, Front Witness my hand und seal of County

Fee \$30.00

DELAP

LELAND F. DELAP and LINDA I.

clamath

affixed.

Bernetha G. Letsch, County Clerk

By Pauline Malling de Deputy

Recording Officer